145.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	743,700 / 743,700
					USE VALUE:	743,700 / 743,700
					ASSESSED:	743,700 / 743,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
268		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IMBASCIANO JOSEPH H &
Owner 2:	SICARI VICTORIA R
Owner 3:	
Street 1:	268 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NECK HEIDI M -
Owner 2:	-
Street 1:	268 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Asbestos Exterior and 1622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	299,300	400	444,000	743,700
Total Card	0.103	299,300	400	444,000	743,700
Total Parcel	0.103	299,300	400	444,000	743,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.40 /Parcel: 458.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95328

GIS Ref

GIS Ref

Insp Date 12/01/17

!11361!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,300	400	4,500.	444,000	743,700		Year end	12/23/2021
2021	101	FV	290,700	400	4,500.	444,000	735,100		Year End Roll	12/10/2020
2020	101	FV	290,900	400	4,500.	444,000	735,300	735,300	Year End Roll	12/18/2019
2019	101	FV	239,400	400	4,500.	416,300	656,100	656,100	Year End Roll	1/3/2019
2018	101	FV	239,400	0	4,500.	344,100	583,500	583,500	Year End Roll	12/20/2017
2017	101	FV	239,400	0	4,500.	316,400	555,800	555,800	Year End Roll	1/3/2017
2016	101	FV	234,500	0	4,500.	288,600	523,100	523,100	Year End	1/4/2016
2015	101	FV	229,000	0	4,500.	283,100	512,100	512,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:23:27

LAST REV

Date	Time
02/01/18	14:59:50

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11361

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NECK HEIDI M,	67495-256		6/24/2016		707,000	No	No		
REED AMANDA	45118-290		5/3/2005		475,000	No	No		
FOX ANNA	31667-211		8/1/2000	Family	345,000	No	No		
	13675-3		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	95328
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2006	888	Re-Roof	3,800	C				
5/16/2001	380	Redo Kit	19,500	C				REMODEL KITCHEN-RE

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	355	PATRIOT
10/29/2000	MLS	MM	Mary M
11/10/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94990498
Adj $ / SQ:	166.708
Other Features:	90750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367631
Depreciation:	68379
Depreciated Total:	299252

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

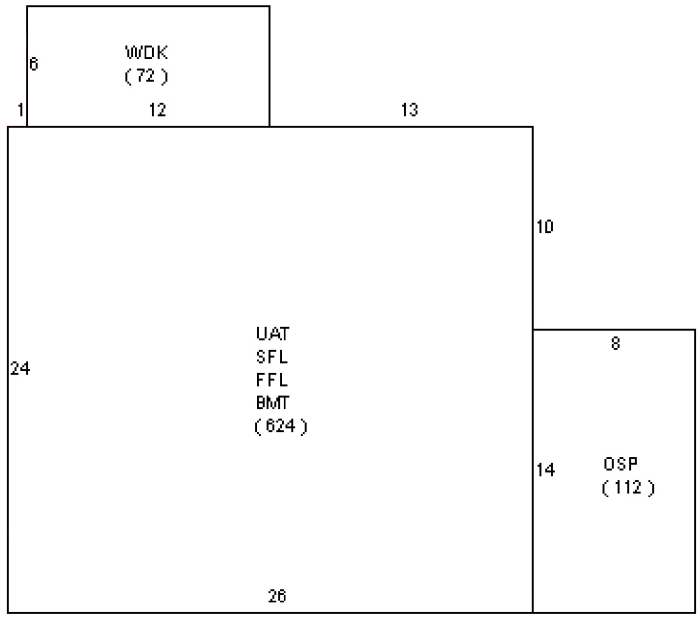
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.71
Special Features:	0	Val/Su Net:	135.31
Final Total:	299300	Val/Su SzAd	239.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	86.020	53,677
FFL	First Floor	624	166.710	104,026
SFL	Second Floor	624	166.710	104,026
UAT	Upper Attic	156	66.680	10,403
OSP	Screen Porch	112	32.630	3,655
WDK	Deck	72	15.200	1,094
	Net Sketched Area:	2,212	Total:	276,881
Size Ad	1248	Gross Area	2680	FinArea 1622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	2000	6.00	T	15.2	101			400			400
2	Frame Shed	D	Y	1	8X12	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400